



Newsletter No. 12

Spring 2009

To Neptune Marina Owners



!!!! Water Rates !!!!

Don't forget to collect water rates from your tenants! £30 per month will be enough for most apartments, although larger apartments will need to allow more. Please ask us if you are unsure.



Long Term Works

Now that the full consultation procedure has been completed, the internal decorating and external cleaning process is about to begin. All residents will be kept informed on which area of the building is going to be worked upon and disruption will be kept to a minimum. Full supervision will be undertaken by the contractors, and also by the Concierge Service for maximum control.

NEW on the quayside!!!



"The Bushel Box" opened over the Easter weekend and they invite you to call in, browse and buy ice cream, continental chocolates, kitchenware, fruit and vegetables, cordials and presses, tea, coffee, traditional sweets and luxury foods, all from local and British businesses.



Located next to Neptune Marina, Couture Food Hall and Fine Dining is opening in late April and will further add to the facilities on the quayside.

If you are an investment owner and have not been to Neptune Marina for a while, do come and see us, and see how Ipswich waterfront is changing and improving.

Foul Water Pump Station

The latest quarterly service of the foul pump station has again revealed that residents are flushing sanitary items and nappies etc. down their toilets which blocks and **damages the pumps**. We do remind residents that only **biodegradable** items should be flushed in the toilet, but **PLEASE** help us to minimise maintenance costs by informing your tenants and agents of this important fact.



NEPTUNE MARINA ROOF GARDEN

The roof garden has looked a picture this Spring with the narcissi and grape hyacinths which were planted by the gardener last Autumn. The harsh environment on the 6th floor is a challenge to many plants, but the gardener's brief is to keep the planters as colourful as possible within the constraints of the gardening budget.



Police and Councillor Surgeries

As mentioned in previous newsletters, these monthly evening meetings are a great informal opportunity for residents and owners to ask questions directly of our local councillor, Liz Harsant, and our police officer. The dates of the meetings are advertised on the noticeboard in the main foyer and everyone is welcome. They are normally held next to the Management office in CoffeeLink.

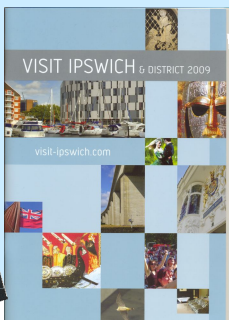
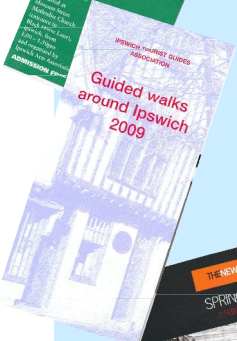
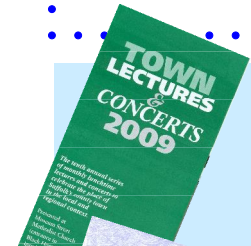


Let us welcome your tenants to Neptune Marina!

Please send your new tenants to us at the Management Office so that we can welcome them here and ensure that they are aware of our great location and proximity to parks, pools, theatres, cinemas, the town centre and the other facilities that Ipswich has to offer. We can also ensure that they become familiar with the facilities in the Neptune Marina building.

Neptune Marina Information Desk

We have an information desk in the Neptune Marina Management Office displaying various information brochures and leaflets which residents are welcome to take. Do please call in and have a browse!



Neptune Marina Properties Limited
Neptune Quay, Ipswich IP4 1AX

Tel: 01473 215204 Fax: 01473 215206
E-mail: enquiries@neptune-marina.com

Electricity Meter Readings

Some residents and owners have been having difficulty with Powergen/Eon—don't forget we can do meter readings for you or your tenants—just make contact with us. We have noticed that some of the dates and times on some meters are wrong and it is important that you do communicate this to Powergen/Eon.



Please remember, we are here to help you—please do not hesitate to call us, or pop into the Management Office, if you have any questions or need any help with your apartment, or the building and it's equipment. If you would like us to hold a key for your apartment in our secure key store please call us, e-mail or visit our office on the quayside.



And lastly here is a beautiful photo taken of Neptune Marina—what a nice place to live!

